



# LONG BEACH REDEVELOPMENT AGENCY

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333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

## Redevelopment Agency Status Report

April, May & June  
2005

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# CENTRAL

## **Central Long Beach Strategic Guide for Development**

Staff Contact: David White, Redevelopment Bureau – (562) 570-5831  
Consultant: The Arroyo Group  
Consultant Contact: Larry Morrison - (626) 584-8946  
Location: Central Long Beach Redevelopment Project Area  
Description: Strategic planning process to guide future redevelopment activities in Central Long Beach.  
Start Date: March 1, 2002  
Est. Cost: \$300,000  
Financing Source: Redevelopment Agency  
Est. Completion Date: June 2005

**Current Status:** The final draft of the Strategic Guide was approved by the Board on June 13, 2005.

## **New Mark Twain Library**

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063  
Developer: City of Long Beach Library Services  
Developer Contact: Eleanor Schmidt – (562) 570-6016  
Location: Northeast corner of Anaheim Street and Gundry Avenue.  
Description: Demolish the existing improvements and construct an approximately 16,000 sq. ft. state-of-the-art library facility.  
Start Date: February 2006  
Est. Cost: Approximately \$7 million  
Financing Source: Public Library Construction and Renovation Bond Act funding and Redevelopment Agency  
Est. Completion Date: Late 2006

**Current Status:** Site acquisition is done. On October 28, 2003, the City received approval for almost \$7 million of grant funding from the State of California to pay for the majority of the construction costs of the new library. A new architect has been chosen to complete the project and construction drawings are underway.

## CENTRAL (Continued)

### **Community Rehabilitation Industries (CRI)**

Staff Contact: David White, Redevelopment Bureau – (562) 570-5831  
Developer: Community Rehabilitation Industries / Ability First  
Developer Contact: Becky Tschirgi – (626) 396-1010  
Location: Southwest corner of Anaheim Street and Walnut Avenue  
Description: Acquire CRI/Ability First facilities for future development  
Start Date: October 2005  
Est. Cost: TBD  
Financing Source: Redevelopment Agency  
Est. Completion Date: TBD

Current Status: Due to the loss of critical funding, CRI/Ability First (CRI) will close its operations at 1409 and 1500 E. Anaheim Street. Therefore, the Agency will no longer build the replacement training facility at 1536 and 1540 E. Anaheim Street. The Agency and CRI are in negotiations for the Agency to purchase the properties owned by CRI at 1409 and 1500 E. Anaheim Street. The properties will be assembled along with Agency-owned land at 1536 and 1540 E. Anaheim Street for future development.

### **West Gateway Residential Development**

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063  
Developer: Lyon Realty Advisors, The Olson Company, Lennar South Coast Homebuilding and Jamboree Housing Corporation  
Developer Contact: Tori Clive, The Olson Company – (562) 370-2268  
Mark Kelly, Lyon Realty Advisors – (949) 838-1281  
Chris Piche, Lennar South Coast Homebuilding – (949) 349-8158  
Location: Between Broadway and 4<sup>th</sup> Street and Golden and Cedar Avenues.  
Description: Seven-block, residential development incorporating ground level neighborhood retail with approximately 800 residential units.  
Start Date: Mid 2006  
Est. Cost: \$200 million (preliminary estimate)  
Financing Source: Public/Private – to be determined  
Est. Completion Date: Late 2008

Current Status: The Agency Board approved the developers for West Gateway as follows: Site No. 1 - Jamboree Housing Corporation, Site No. 9 - The Olson Company, Site No. 10 - Lennar South Coast Homebuilding, and Site No. 11 - Lyon Realty Advisors. The Jamboree Housing Project site has been cleared and construction will start in the Fall of 2005. Acquisition is being completed on the other blocks. Construction is expected to begin in 2006. The Environmental Impact Report for Sites 9, 10 and 11 was certified by the Redevelopment Agency in July, and all three projects are in Stage III of design review.

## CENTRAL (Continued)

### **Officer Daryle W. Black Memorial Park**

Staff Contact: David S. White - (562) 570-5831  
Developer: Long Beach Redevelopment Agency  
Developer Contact: David S. White - (562) 570-5831  
Location: 2023 Pasadena Avenue  
Description: New 7,000 square foot neighborhood mini-park.  
Start Date: Spring 2004  
Est. Cost: \$200,000  
Financing Source: Redevelopment Agency  
Est. Completion Date: Spring 2005

**Current Status:** The park is currently opened to the public. A grand opening ceremony is scheduled for the Summer of 2005.

### **Willmore Implementation Plan**

Staff Contact: David S. White - (562) 570-5831  
Developer: Long Beach Redevelopment Agency  
Developer Contact: David S. White - (562) 570-5831  
Location: Willmore City Historic District  
Description: An implementation plan for the enhancement and preservation of the historic district.  
Start Date: April 2004  
Est. Cost: \$40,000  
Financing Source: Redevelopment Agency  
Est. Completion Date: June 2005

**Current Status:** On June 27, 2005, the Agency Board approved the final draft of the Implementation Plan.

## Central (Continued)

### **Shoreline Gateway**

Staff Contact: David S. White - (562) 570-5831  
Jae Von Klug – Redevelopment Bureau (562) 570-6063  
Developer: Anderson Pacific, LLC  
Developer Contact: Jim Anderson – (310) 689-2300  
Location: North side of Ocean Boulevard, generally between Atlantic Avenue and Alamitos Avenue.  
Description: Mixed-use project with first floor commercial use and homes above.  
Start Date: Unknown  
Est. Cost: Unknown  
Financing Source: Unknown  
Est. Completion Date: Unknown

**Current Status:** On February 4, 2005, the Redevelopment Agency solicited development proposals from property owners within the development site. Anderson Pacific, LLC submitted a development proposal in response to the solicitation. On May 23, 2005, the Redevelopment Agency approved a recommendation to enter into an Exclusive Negotiating Agreement with Anderson Pacific, LLC. During the negotiating period, Redevelopment staff will work with the developer to further define the project's programmatic design and feasibility. Various community meetings will be facilitated throughout the months of August and September to solicit community input in the conceptual development of the project.

### **Atlantic Avenue and Anaheim Street**

Staff Contact: Jamilla Vollman - (562) 570-6582  
Developer: Unknown  
Developer Contact: Unknown  
Location: Southeast corner of Atlantic Avenue and Anaheim Street  
Description: Proposed mixed-use development site.  
Start Date: Unknown  
Est. Cost: Unknown  
Financing Source: Unknown  
Est. Completion Date: Unknown

**Current Status:** The Redevelopment Agency has purchased land at 628 Anaheim Street and 1235 Lime Avenue. Owner participation letters were sent to affected property owners. Redevelopment staff is currently in negotiations with a property owner to develop the site.

Central  
(Continued)

**Willmore Site Acquisition and Historic Home Relocation**

Staff Contact: Jamilla Vollman - (562) 570-6582  
Developer: Unknown  
Developer Contact: Unknown  
Location: Various vacant parcels in the Willmore District.  
Description: Acquisition of vacant and under-utilized parcels for the relocation and rehabilitation of vintage residences.  
Start Date: August 2005  
Est. Cost: Unknown  
Financing Source: Redevelopment Agency  
Est. Completion Date: Ongoing

**Current Status:** On June 30, 2005, owners of vacant parcels were notified of the Agency's interest in participating in the development of their property. Owner participation letters will be mailed to those owners who have not responded or expressed interest.

**Menorah Senior Housing**

Staff Contact: Jamilla Vollman - (562) 570-6582  
Developer: Menorah Housing Foundation  
Developer Contact: Anne Friedrich - (310) 477-4942  
Location: Northwest corner of Atlantic Avenue and Vernon Street  
Description: Development of a 66-unit affordable senior housing project.  
Start Date: Winter 2006  
Est. Cost: \$14,700,000  
Financing Source: Redevelopment Agency, Long Beach Housing Development Company and HUD 202 Funds  
Est. Completion Date: Winter 2007

**Current Status:** Site acquisition is complete. The developer has submitted an application for HUD 202 funding and announcements of the grant funds will be made in the Fall 2005. Conceptual site plan review has been completed and Site Plan Review is scheduled for the Fall 2005.



## Central (Continued)

### **Faith Chapel Expansion**

Staff Contact: Jamilla Vollman - (562) 570-6582  
Developer: Faith Chapel Mortuary  
Developer Contact: Latasha Company – (562) 436-1601  
Location: 1879 and 1890 Atlantic Avenue  
Description: Purchase and develop Agency land located at 1890 Atlantic Avenue, and complete a façade remodel of the existing Mortuary at 1870 Atlantic Avenue.  
Start Date: February 2006  
Est. Cost: \$80,000  
Financing Source: Faith Chapel Mortuary and Redevelopment Agency  
Est. Completion Date: September 2006

**Current Status:** A contractor has been selected and conceptual drawings have been submitted for Agency approval. Pending approval, the site will be conveyed to Faith Chapel for development.

### **Ronald McDonald House**

Staff Contact: Johnny M. Vallejo, Redevelopment Bureau - (562) 570-6792  
Developer: TBD  
Developer Contact: TBD  
Location: Currently researching the viability of a site on the south side of Vernon Street west of Atlantic Avenue.  
Description: Construct a Ronald McDonald House to provide housing for seriously ill children and their families while receiving treatment at a medical facility.  
Start Date: TBD  
Est. Cost: TBD  
Financing Source: TBD  
Est. Completion Date: TBD

**Current Status:** The Redevelopment Agency is currently in discussion with Ronald McDonald House Charities of Southern California to identify the particular needs of a Ronald McDonald House to serve the Long Beach regional area. Redevelopment staff has outreached to area hospitals to identify their own specific needs. A development program will be created to guide the future development of the facility.

Central  
(Continued)

**Officer Daryle Black Park Expansion/Holy Innocents Relocation**

Staff Contact: David White – Redevelopment Bureau (562) 570-5831  
Developer: Redevelopment Agency / Archdiocese of Los Angeles  
Developer Contact: TBD  
Location: Park Expansion - Northwest corner of Pasadena Avenue and East 20<sup>th</sup> Street.  
Relocation Site – 190 W. Willow Street  
Description: Acquisition of the Holy Innocents Church site from the Archdiocese of Los Angeles, development of a replacement church for Holy Innocents, and expand Officer Daryle Black Park onto the acquired site.  
Start Date: Mid 2006  
Est. Cost: Acquisition of Holy Innocents Church - \$2.5 million  
Development of a replacement church - \$5 million  
Financing Source: Redevelopment Agency and Archdiocese of Los Angeles  
Est. Completion Date: Late 2007

**Current Status:** The Agency is in negotiations with the Archdiocese of Los Angeles to acquire the Holy Innocents Church site for future recreational use, which will allow for the expansion of the park. A new church will be built by the Archdiocese at Pacific Avenue and Willow Street. A conceptual plan, soils report, and property appraisal have been completed. A schematic design of the new church is being prepared.

**Renaissance Square – 2<sup>nd</sup> Floor Tenant Improvements**

Staff Contact: David White – Redevelopment Bureau (562) 570-5831  
Michael Betts – Redevelopment Bureau (562) 570-5202  
Developer: Long Beach Redevelopment Agency  
Developer Contact: David White – Redevelopment Bureau (562) 570-5831  
Michael Betts – Redevelopment Bureau (562) 570-5202  
Location: 1900 Atlantic Avenue – Renaissance Square  
Description: Construct second-floor tenant improvements for use as city services and a community center.  
Start Date: August 2005  
Est. Cost: \$550,000  
Financing Source: Redevelopment Agency  
Est. Completion Date: October 2005

**Current Status:** Authorization to enter into a construction contract with American Contract Services, Inc. was approved by the Agency Board on August 8. Construction is expected to begin in late August 2005 and be completed by December 2005.

Central  
(Continued)

**American Marketplace Development Site**

Staff Contact:	David White – Redevelopment Bureau (562) 570-5831
Developer:	TBD
Developer Contact:	TBD
Location:	Southwest Corner of Long Beach Boulevard and Anaheim Street
Description:	Proposed mixed-use in-fill development of a 14-acre site.
Start Date:	Unknown
Est. Cost:	Unknown
Financing Source:	Unknown
Est. Completion Date:	Unknown

Current Status: Redevelopment staff is negotiating with Combined Properties, an owner participant, in response to a development proposal for the site. The proposal was presented to the Board in a study session on July 11, 2005. The proposal was rejected and the Board has provided Combined Properties the opportunity to resubmit a revised proposal for consideration. Redevelopment staff is evaluating potential property acquisitions within the site to encourage development. On August 22, 2005, Redevelopment staff presented various sites to the Agency Board for consideration and received direction to proceed.

**Willow and Caspian – Commercial Center Improvements (Big Saver Center)**

Staff Contact:	David White – Redevelopment Bureau (562) 570-5831
Developer:	TBD
Developer Contact:	TBD
Location:	1500 West Willow Street
Description:	Façade and on-site improvements to the commercial center.
Start Date:	Winter 2005
Est. Cost:	Unknown
Financing Source:	Redevelopment Agency and private financing
Est. Completion Date:	Spring 2006

Current Status: Conceptual elevations and site plans have been developed and approved by Redevelopment staff and the property owner. Redevelopment staff is securing estimates in preparation of construction drawings and to initiate the public bidding process. Economic Development Bureau staff is also assisting the property owner to recruit new tenants that will provide an upgraded retail center for the community.

## Central (Continued)

### **Central Open Space Development**

Staff Contact:	David White – Redevelopment Bureau (562) 570-5831
Developer:	Department of Parks, Recreation and Marine
Developer Contact:	Dennis Eschen – (562) 570-3130
Location:	See Below
Description:	Strategy to develop new or expand existing open space opportunities in the Project Area.
Start Date:	Ongoing
Est. Cost:	See below
Financing Source:	Redevelopment Agency and the Department of Parks, Recreation and Marine
Est. Completion Date:	Continuous

Current Status: The Redevelopment Agency and the City Council have approved expenditures to acquire land and negotiations are underway.

#### **Drake Park Expansion Project (\$2.5 million Agency contribution)**

The acquisition of approximately seven acres of land along the lower Los Angeles River currently owned by Union Pacific Railroad for the proposed development of the Drake/Chavez Greenbelt Project (Project). The Project proposes the creation of a tidal marsh habitat with the development of native shrub habitats, trail linkages and public access from adjacent neighborhoods. This plan would consist of opening a tidal connection to the Los Angeles River and accommodate public access at a relatively high level to provide enhanced opportunities for passive use and elementary education. The Property Services Bureau, on behalf of the Agency and the Department of Parks Recreation and Marine, is currently negotiating a purchase agreement. The request for City Council approval of the agreement to acquire the property is scheduled for the Fall 2005.

#### **Pacific Electric Bike Trail Project (\$1.8 million Agency contribution)**

The acquisition of the undeveloped portions of the former Pacific Electric Railroad Right-of-Way from Martin Luther King, Jr. Boulevard to Walnut Avenue for the development of the proposed Pacific Electric Railroad Right-of-Way Bike Trail Project. A purchase agreement has been executed for the property between Walnut and Orange Avenues. Property Services is still in negotiations for the property between Walnut Avenue and Martin Luther King. The request for City Council approval of the agreement to acquire both properties is scheduled for the Fall 2005.

Central  
(Continued)

**Burnett Library Expansion Project**

Staff Contact:	David White – Redevelopment Bureau (562) 570-5831
Developer:	Redevelopment Agency
Developer Contact:	David White – Redevelopment Bureau (562) 570-5831
Location:	Southwest corner of Hill Street and Atlantic Avenue
Description:	The pre-development phase of the proposed expansion of the Burnett Branch Library.
Start Date:	Summer 2005
Est. Cost:	\$300,000
Financing Source:	Redevelopment Agency
Est. Completion Date:	Winter 2005

Current Status: Redevelopment staff, in conjunction with Library Services, has selected an architect to assist in the pre-development phase of the expansion project. The architect's role will be to conduct a site analysis and prepare a conceptual site plan and elevations.

## DOWNTOWN

### **Genesis Realty (350 E. Ocean) Residential Project (Aqua)**

Staff Contact: Barbara Kaiser, Redevelopment Bureau – (562) 570-6340  
Developer: Genesis Real Estate Group  
Developer Contact: George Medak - (562) 597-2077  
Location: 350 E. Ocean Boulevard at Linden Avenue  
Description: Two 17-story towers with 556 residential units.  
Start Date: Under Construction  
Est. Cost: \$100 million  
Financing Source: Private  
Est. Completion Date: 2006

**Current Status:** Construction is almost complete on the second phase and initial occupancy is underway. Completion of the entire complex is projected for December 2006.

### **The Park at Harbor View (300 W. Ocean Blvd.) Residential Development**

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063  
Developer: Camden Development  
Developer Contact: Rick Holcomb - (949) 629-3300  
Location: South of Ocean Boulevard, west of Pine Avenue, across from the Long Beach Convention Center (Pike Property)  
Description: Development of 538 apartments, 246 condominiums, a 500-room hotel, related retail and office space.  
Start Date: Phase I completed  
Est. Cost: \$250 million  
Financing Source: Private  
Est. Completion Date: Summer 2004 (Phase I)

**Current Status:** Construction has been completed on Phase I, which includes 538 luxury apartments in six buildings and 20,000 square feet of retail space. The complex includes a two-level, 1,500-space semi-subterranean parking garage. The revised Phase II condominiums received entitlement approval from the Planning Commission in March 2004, and are in pre-sale. Phase III is under consideration for a hotel/residential project.

## DOWNTOWN

(Continued)

### **CityPlace Retail and Residential Development**

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063  
Developer: Shooshani Developers, LLC  
Developer Contact: Janice Schuerman – (562) 252-2798  
Location: Includes former Long Beach Plaza and International School sites, generally bounded by 3rd Street on the south, Pine Ave. on the west, 6th St. on the north and Elm St. on the east. Long Beach Blvd. bisects the site.  
Description: Development includes 454,000 sq. ft. of retail and up to 332 residential units.  
Plaza Site  
125,500 sq. ft. discount retailer (Wal-Mart); 140,000 sq. ft. of general street level retail; 221 apartments and 39 condominium units.  
International School Site  
58,000 sq. ft. Albertsons; 15,000 sq. ft. Sav-On drug store; 11,000 sq. ft. general retail; 72 condominium units.  
The project incorporates the former mall parking structure (2,400 spaces) into the project.  
Start Date: 2002  
Est. Cost: \$75 million  
Financing Source: Private and \$18 million City and Agency assistance  
Est. Completion Date: Major mall retail complete (Fall 2003); PCS Apartments (Summer 2004); 4<sup>th</sup> and Elm Condominiums (Late 2005); 3<sup>rd</sup> Street mixed-use site (Fall 2007)

**Current Status:** All retail buildings and off-site improvements are substantially complete. The apartments and retail on Pine Avenue have been completed. Construction on the 4<sup>th</sup> and Elm condominiums is currently underway. The Redevelopment Agency and City of Long Beach have approved the assignment of the 3<sup>rd</sup> Street mixed-use site to Urban Pacific Builders. They will be developing 39 condominiums with 5,745 square feet of retail space on either side of the historic WPA Mosaic Mural. Construction is expected to commence in May 2006.

### **D'Orsay Hotel**

Staff Contact: Barbara Kaiser, Redevelopment Bureau – (562) 570-6340  
Developer: Long Beach Plaza Associates  
Developer Contact: Alain M. Sarfatti - (562) 590-7515  
Location: 201 Promenade (Broadway and Promenade)  
Description: 230-room, 11-story hotel with 10,500 sq. ft. of retail and restaurant space, and 7,200 sq. ft. of ballroom and conference rooms.  
Start Date: Spring 2006  
Est. Cost: \$35 million (not including land)  
Financing Source: Private  
Est. Completion Date: 2007

**Current Status:** The developer has obtained Hilton Hotel's approval of an Embassy Suites for the site. The developer is modifying the project to meet Embassy Suites's requirements and is going through the design review process for the changes.

## DOWNTOWN (Continued)

### **Pine and Ocean Residential**

Staff Contact: Barbara Kaiser, Redevelopment Bureau – (562) 570-6340  
Developer: James Ratkovich & Associates, Inc.  
Developer Contact: James Ratkovich – (626) 795-5087  
Location: 100 E. Ocean Boulevard, corner of Ocean and Pine Avenue and 207 Seaside Way  
Description: 23-story high-rise residential development (155 residential condominium units with 319 on-site parking spaces and 255 off-site spaces).  
Start Date: Fall 2005  
Est. Cost: Unknown  
Financing Source: Private  
Est. Completion Date: 2007

**Current Status:** The Developer has proposed a 23-story, mixed-use residential condominium project including 155 condominiums, 7,500 square feet of retail space and a 10,500 square foot spa. The Planning Commission approved the project on July 17, 2003. The project has been sold to Jas. Ratkovich Co. who plans to start construction in the Fall 2005.

### **Insurance Exchange Residential Lofts**

Staff Contact: Barbi Clark, Redevelopment Bureau – (562) 570-6710  
Developer: Dan Peterson  
Developer Contact: Dan Peterson – (310) 323-3155  
Location: The Promenade at Broadway  
Description: Fourteen for-sale loft condominiums plus 11,500 sq. ft. of commercial space.  
Start Date: Under Construction  
Est. Cost: \$5,000,000  
Financing Source: Private and \$455,000 City Historic Rehabilitation Loan  
Est. Completion Date: Fall 2005

**Current Status:** The City Council approved an historic rehabilitation loan for the project on March 18, 2003. Construction is underway and pre-sales of residential units are occurring. The residential units are scheduled for completion in the Fall of 2005. Construction of the first floor and basement commercial space will begin in August 2005.



## DOWNTOWN

(Continued)

### **Cedar Court Project**

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063  
Developer: 245 West Broadway LLC  
Developer Contact: David Kubit – (562) 435-6166  
Location: 3<sup>rd</sup> Street between Pacific Avenue and Cedar Avenue  
Description: Development of parking for the former State Office Building and residential units.  
Start Date: 2006  
Est. Cost: Approximately \$17 million  
Financing Source: Private  
Est. Completion Date: 2008

**Current Status:** The developer has prepared concept plans for construction of a parking structure incorporating residential units for the parcel, currently improved with a surface parking lot. There will be about eighty units in the building. A Negative Declaration for the project has been certified and the Disposition and Development Agreement was approved by the City Council on April 19, 2005. The developer will now finish Stage III Design Review and apply to the City's Planning Department for the Zoning changes needed for the project.

### **Promenade Residential Development**

Staff Contact: Barbara Kaiser, Redevelopment Bureau – (562) 570-6340  
Jae Von Klug, Redevelopment Bureau – (562) 570-6063  
Developer: Lyon Realty Advisors, The Olson Company and Lennar South Coast Homebuilding  
Developer Contact: Tori Clive, The Olson Company – (562) 370-2268  
Mark Kelly, Lyon Realty Advisors – (949) 838-1281  
Gary Hildabrand, Lennar Southcoast Homebuilding – (949) 349-8294  
Location: Promenade sites between First Street and Third Street  
Description: Development of residential/retail mixed-use projects.  
Start Date: 2005 (Phase 1)  
Est. Cost: Not Determined  
Financing Source: Private  
Est. Completion Date: Early 2007 (Phase 1)

**Current Status:** There are three mixed-use projects along The Promenade. The Olson Company has purchased the half block bordered by The Promenade, 1<sup>st</sup> Street, Tribune Court, and Broadway and is constructing 97 condominiums, including shopkeeper units along 1<sup>st</sup> Street and the southern half of The Promenade, and 12,870 square feet of retail space on the northern half of The Promenade and Broadway. Lennar South Coast Homes will be building 62 units and 5,916 square feet of first-floor retail space on the quarter block bounded by The Promenade, Broadway, Waite Court, and Alta Way. The project is currently getting Stage III design review and construction is expected to begin in late 2005. Lyon Realty Advisors will be developing 104 rental homes with 11,200 square feet of first-floor retail space on two parcels of land in the north portion of the block bounded by The Promenade, 3<sup>rd</sup> Street and Long Beach Boulevard. It is also in Stage III design review and will begin construction in 2006.

## DOWNTOWN

(Continued)

### **West Gateway Residential Development**

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063  
Developer: Lyon Realty Advisors, The Olson Company, Lennar South Coast Homebuilding and Jamboree Housing Corporation  
Developer Contact: Tori Clive, The Olson Company – (562) 370-2268  
Mark Kelly, Lyon Realty Advisors – (949) 838-1281  
Chris Piche, Lennar South Coast Homebuilding – (949) 349-8158  
Location: Between Broadway and 4<sup>th</sup> Street and Golden and Cedar Avenues.  
Description: Seven-block, residential development incorporating ground level neighborhood retail with approximately 800 residential units.  
Start Date: Mid 2006  
Est. Cost: \$200 million (preliminary estimate)  
Financing Source: Public/Private – to be determined  
Est. Completion Date: Late 2008

**Current Status:** The Agency Board approved the developers for West Gateway as follows: Site No. 1 - Jamboree Housing Corporation, Site No. 9 - The Olson Company, Site No. 10 - Lennar South Coast Homebuilding, and Site No. 11 - Lyon Realty Advisors. The Jamboree Housing Project site has been cleared and construction will start in the Fall of 2005. Acquisition is being completed on the other blocks. Construction is expected to begin in 2006. The Environmental Impact Report for Sites 9, 10 and 11 was certified by the Redevelopment Agency in July, and all three projects are in Stage III of design review.

### **West Ocean, Long Beach**

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063  
Developer: Intracorp  
Developer Contact: Sales Office – (562) 436-2326  
Location: 400 West Ocean Boulevard  
Description: Construction of two condominium towers with 246 residential units.  
Start Date: 2005  
Est. Cost:  
Financing Source: Private  
Est. Completion Date: Tower 1 – 132 Units (Summer 2006); Tower 2 – 114 Units (Fall 2006)

**Current Status:** Construction is underway. Tower 1 will have 132 units in 29 floors and Tower 2 will have 114 units in 20 floors. Retail space totaling 3,569 square feet will be on the project's street level.

## DOWNTOWN

(Continued)

### **City Hall East Request for Proposals**

Staff Contact: Amy Bodek, Redevelopment Bureau – (562) 570-6479  
Developer: Unknown  
Developer Contact: Unknown  
Location: Long Beach Boulevard between 1<sup>st</sup> Street and 3<sup>rd</sup> Street.  
Description: Requests for development proposals have been issued for projects on selected parcels between 1<sup>st</sup> Street and 3<sup>rd</sup> Street on both sides of Long Beach Boulevard.  
Start Date: Unknown  
Est. Cost: Unknown  
Financing Source: Unknown  
Est. Completion Date: Unknown

**Current Status:** Ten developers submitted proposals by the July 8, 2005 deadline. All developers presented their proposals at a public meeting hosted by the Redevelopment Agency Board on August 15, 2005. Special issues applicable to individual areas are the density and height of housing proposed, the inclusion of an Art Exchange, historic landmark status of two buildings, and the accommodation of transit-designated public parking. Analysis of developer proposals is now underway with recommendations to be made for Redevelopment Agency and City Council consideration.

### **4<sup>th</sup> Street and Long Beach Boulevard Residential Development**

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063  
Developer: Standard Pacific Homes  
Developer Contact: Adam Call – (562) 493-7264  
Location: Southeast corner of 4<sup>th</sup> Street and Long Beach Blvd., north of the Post Office.  
Description: Mixed-use project with 82 units and 7,000 sq. ft. of first floor retail space.  
Start Date: 2006  
Est. Cost: Unknown  
Financing Source: Unknown  
Est. Completion Date: Unknown

**Current Status:** The building currently on the site is still occupied. Standard Pacific Homes has an option to purchase and is working on project entitlements. They received Stage III design approval from the Redevelopment Agency in August 2005 and will get Planning Commission consideration in September 2005. The new owner will complete the sale of the building by the end of October 2005. The residential development will begin in 2006.

## DOWNTOWN (Continued)

### **Long Beach Press-Telegram Building**

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063  
Developer: OCTOBERfive Development LLC  
Developer Contact: Jim Brophy – (562) 435-1255, Ext. 40  
Location: 600 Pine Avenue  
Description: Residential development  
Start Date: Unknown  
Est. Cost: Unknown  
Financing Source: Unknown  
Est. Completion Date: Unknown

**Current Status:** The Long Beach Press-Telegram is moving to a new facility. The property is available for a new development and the Developer is in the due diligence phase of the project.

### **Long Beach Transit / Visitor Information Center**

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063  
Developer: Long Beach Transportation Company  
Developer Contact: Dave McCauley – (562) 599-8566  
Location: Southeast corner of Pine Avenue and First Street  
Description: A 1,900 sq. ft. transit customer service center and visitor information center.  
Start Date: March 2006  
Est. Cost: Approximately \$2 Million (Total Project)  
Financing Source: Grants procured by the Long Beach Transportation Company and Redevelopment Agency  
Est. Completion Date: Spring 2007

**Current Status:** The developer's architect has prepared concept plans for construction of a transit and visitor information center incorporating a full service transportation ticket center, public restrooms, and visitor information center. The Redevelopment Agency Board and City Council approved a Disposition and Development Agreement for the project on May 9 and 10, 2005, respectively. Bid proposals for construction drawings were due in July 2005.

## NORTH LONG BEACH

### **Community Park at Market and Dairy**

Staff Contact: Meggan Mensinger, Redevelopment Bureau – (562) 570-7755  
Developer: Department of Parks & Recreation  
Developer Contact: Ana Mendiola, Parks, Recreation & Marine – (562) 570-3165  
Location: Northwest corner of Market Street and Dairy Avenue  
Description: New pocket park to be constructed on vacant City lot encompassing approximately 14,000 square feet.  
Start Date: November 2001  
Est. Cost: \$517,300  
Financing Source: Redevelopment Agency  
Est. Completion Date: Spring 2005

Current Status: Construction has been completed. The grand opening was held on May 7, 2005.

### **Community Park at Plymouth and Elm**

Staff Contact: Meggan Mensinger, Redevelopment Bureau – (562) 570-7755  
Developer: Department of Parks, Recreation & Marine  
Developer Contact: Dennis Eschen – (562) 570-3130  
Location: Northwest corner of Plymouth Street and Elm Avenue  
Description: Acquisition of site for proposed new pocket park on a vacant lot encompassing approximately 48,750 square feet.  
Start Date: November 2001  
Est. Cost: \$1,713,000 (including cost of land)  
Financing Source: Redevelopment Agency, Parks, Recreation & Marine Park Impact Fees, and Prop. 40 Funds  
Est. Completion Date: Spring 2006

Current Status: The Parks and Recreation Commission and the Planning Commission reviewed plans for a new park at Plymouth Street and Elm Avenue. Plans include a playground, walking path, picnic tables and barbecue, turf, and trees. A small community garden is planned across from Elm Avenue, on a separate lot from the rest of the park. Plans allow for the addition of a small recreation center building at a future time. Plans and specifications have been finalized. The construction bidding process is now underway. Construction is expected to begin in the Fall of 2005.

## NORTH LONG BEACH (Continued)

### **Park on 55<sup>th</sup> Way**

Staff Contact: Meggan Mensinger, Redevelopment Bureau – (562) 570-7755  
Developer: Redevelopment Agency/City of Long Beach  
Developer Contact: Sandra Gonzalez – (562) 570-5479  
Location: 55<sup>th</sup> Way, just east of Paramount Boulevard  
Description: Abandoned warehouse on top of former dump; proposed to be converted into City park.  
Start Date: 2005  
Est. Cost: Unknown  
Financing Source: Redevelopment Agency, City, grant and loan funds.  
Est. Completion Date: January 2006

**Current Status:** The conceptual park design was approved by the Redevelopment Agency Board on July 14, 2003. Construction has been initiated by Public Works and is expected to be completed in January 2006.

### **North Long Beach Street Enhancement Master Plan Implementation**

Staff Contact: Lee Mayfield, Redevelopment Bureau – (562) 570-6172  
Developer: Redevelopment Agency/City of Long Beach  
Developer Contact: Dave Mitchell, Public Works – (562) 570-6384  
Location: North Long Beach; generally north of Del Amo Boulevard.  
Description: Street Enhancement Master Plan  
Start Date: August 2002  
Est. Cost: \$18 million  
Financing Source: Redevelopment Agency  
Est. Completion Date: June 2007

**Current Status:** City and Redevelopment staff have been working with RBF Consulting, the program manager, to plan the implementation of the Three-Year Specific Action Plan. Design consultants have completed design work for most streetscapes and all alley projects. Staff began advertising for construction bids for some of the projects in the Fall of 2003 and began construction of several projects in early 2004. All alley work has been completed. Completion of new gateway medians on Atlantic Avenue, Cherry Avenue and Paramount Boulevard will be completed by December 2006. Completion of all street work is expected by June 2007.

## NORTH LONG BEACH (Continued)

### **Neighborhood Enhancement Areas**

Staff Contact: Lee Mayfield, Redevelopment Bureau – (562) 570-6172  
Developer: Neighborhood Services Bureau  
Developer Contact: Kathleen McCleary – (562) 570-6065  
Location: Coolidge Triangle and Jordan High Neighborhoods  
Description: Residential property improvement program offering small rebates to property owners.  
Start Date: On-going  
Est. Cost: \$500,000 annually  
Financing Source: Redevelopment Agency  
Est. Completion Date: On-going

**Current Status:** The current active neighborhoods are the Coolidge Triangle Neighborhood, opened on July 1, 2005, and Jordan High Neighborhood, which opened on February 1, 2005.

### **New North Long Beach Library**

Staff Contact: Lee Mayfield, Redevelopment Bureau – (562) 570-6172  
Developer: City of Long Beach Library Services  
Developer Contact: Eleanor Schmidt – (562) 570-6016  
Location: Near the intersection of South Street and Atlantic Avenue.  
Description: Construct an approximately 18,000 sq. ft. library facility to replace the 6,800 sq. ft. North Branch Library.  
Start Date: 2006  
Est. Cost: Approximately \$7 million, excluding site acquisition costs.  
Financing Source: Redevelopment Agency  
Est. Completion Date: 2008

**Current Status:** An Implementation Plan has been completed for the Village Center at Atlantic Avenue and South Street. That Plan identifies the northeast corner of the intersection as the proposed site for a new expanded library and possible community center facility. An outside consulting firm has been retained to work with the community to develop a Community Needs Assessment (CNA). The CNA will provide an extensive public input process to determine community needs and expectations regarding recreational and community facilities. The CNA will assess existing conditions regarding current City facilities in North Long Beach as well as other providers in an effort to determine if community needs are being met. From the information gathered, the CNA will develop a full feasibility study for the proposed community center that includes site options and concept plans as well as operational budget estimates.

## NORTH LONG BEACH (Continued)

### **North Village Center Revitalization Program**

Staff Contact: Aldo E. Schindler, Redevelopment Bureau – 570-7742  
Developer: N/A  
Developer Contact: N/A  
Location: Atlantic Avenue between 56<sup>th</sup> and 59<sup>th</sup> Streets  
Description: Revitalization of four square block, neighborhood-serving commercial corridor incorporating new facades, streetscape enhancements, and new public parking lots. Two northern blocks will undergo complete redevelopment.  
Start Date: Southern Block - Fall 2005; Northern Block - Fall 2007  
Est. Cost: \$20,000,000  
Financing Source: Redevelopment Agency  
Est. Completion Date: Fall 2008

**Current Status:** Redevelopment staff is entering the second phase of façade design review with property owners and business tenants on the two southern blocks. Construction bids are being solicited for public parking lots. Redevelopment staff continues to acquire properties through voluntary sale.

### **Historic Core Revitalization Program**

Staff Contact: Aldo E. Schindler, Redevelopment Bureau – 570-7742  
Developer: N/A  
Developer Contact: N/A  
Location: Long Beach Boulevard between 53<sup>rd</sup> and 55<sup>th</sup> Streets  
Description: Revitalization of four square block, neighborhood-serving commercial corridor incorporating new facades, sidewalk enhancements, site assembly and new public parking lots.  
Start Date: Spring 2006  
Est. Cost: \$7,500,000  
Financing Source: Redevelopment Agency  
Est. Completion Date: 2007

**Current Status:** Redevelopment staff is working with property owners, the North Long Beach Project Area Committee and relevant City departments to coordinate planning of improvements.



## NORTH LONG BEACH (Continued)

### **North Village Center Commercial Façade Improvement Project**

Staff Contact: Aldo E. Schindler, Redevelopment Bureau – 570-7742  
Developer: N/A  
Developer Contact: N/A  
Location: Atlantic Avenue between 56<sup>th</sup> and South Streets  
Description: Façade improvements to 19 commercial properties, in two square block area, on the east and west side of the street.  
Start Date: Fall 2005  
Est. Cost: \$500,000  
Financing Source: Redevelopment Agency  
Est. Completion Date: Spring 2006

**Current Status:** Redevelopment staff is entering the second phase of façade design review with property owners and business tenants. Submission of façade plans to the City for site plan review and plan check is anticipated in October 2005. Façade construction will start shortly thereafter.

### **Additional Public Parking for North Village Center**

Staff Contact: Aldo E. Schindler, Redevelopment Bureau – 570-7742  
Developer: N/A  
Developer Contact: N/A  
Location: Atlantic Avenue between 56<sup>th</sup> and 59<sup>th</sup> Streets  
Description: New public parking will be added to the four square block, neighborhood-serving retail corridor. Five new public parking locations are planned, with the first two to be located at 5564 and 5648 Atlantic Avenue.  
Start Date: Fall 2005  
Est. Cost: \$2,000,000  
Financing Source: Redevelopment Agency  
Est. Completion Date: Winter 2006

**Current Status:** The project has gone to bid for construction. Construction is expected to commence shortly thereafter.

## NORTH LONG BEACH (Continued)

### **Camelot Center Commercial Façade Improvement Project**

Staff Contact: Aldo E. Schindler, Redevelopment Bureau – 570-7742  
Developer: Van Owen Realty Corporation  
Developer Contact: Warren Faubel – (310) 540-6732  
Location: 4901-35 Long Beach Boulevard  
Description: Façade improvements to commercial strip mall.  
Start Date: Summer 2006  
Est. Cost: \$200,000  
Financing Source: Redevelopment Agency  
Est. Completion Date: Fall 2006

**Current Status:** Redevelopment staff is negotiating façade design and parking lot infrastructure issues with the property owner. Façade design will be initiated upon conclusion of negotiations regarding parking lot infrastructure.

### **Northeast Corner of Atlantic Avenue and Artesia Boulevard**

Staff Contact: Meggan Mensinger, Redevelopment Bureau – (562) 570-7755  
Developer: Unknown  
Developer Contact: Unknown  
Location: Northeast corner of Atlantic Avenue and Artesia Boulevard  
Description: Commercial Center Development  
Start Date: Spring 2005  
Est. Cost: \$2,870,000 (Acquisition only)  
Financing Source: Redevelopment Agency  
Est. Completion Date: 2009

**Current Status:** No proposals were received in response to Owner Participation letters. Site acquisition is underway. Appraisals were received and offer letters sent to all current property owners.

## NORTH LONG BEACH (Continued)

### **Waite Motel Block**

Staff Contact: Meggan Mensinger, Redevelopment Bureau – (562) 570-7755  
Developer: Unknown  
Developer Contact: Unknown  
Location: Long Beach Boulevard between Home and Sunset Streets (East Side)  
Description: Market-rate condominiums or mixed-use development  
Start Date: Spring 2005  
Est. Cost: \$3,665,000 (Acquisition only)  
Financing Source: Redevelopment Agency  
Est. Completion Date: 2009

**Current Status:** No proposals were received in response to Owner Participation letters. Site acquisition is underway. Appraisals were received and offer letters sent to all current property owners.

### **Long Beach Boulevard Motel Site**

Staff Contact: Meggan Mensinger, Redevelopment Bureau – (562) 570-7755  
Developer: Unknown  
Developer Contact: Unknown  
Location: Long Beach Boulevard between Union Pacific Railroad and 49<sup>th</sup> Street (East Side)  
Description: Market-rate condominiums or mixed-use development  
Start Date: Spring 2005  
Est. Cost: \$4,635,000 (Acquisition only)  
Financing Source: Redevelopment Agency  
Est. Completion Date: 2009

**Current Status:** No proposals were received in response to Owner Participation letters. Site acquisition is underway. Appraisals were received and offer letters sent to all current property owners.

## NORTH LONG BEACH (Continued)

### **Housing Site Between Market and 55<sup>th</sup> Streets**

Staff Contact:	Meggan Mensinger, Redevelopment Bureau – (562) 570-7755
Developer:	Unknown
Developer Contact:	Unknown
Location:	Atlantic Avenue between Market and 55 <sup>th</sup> Streets (East and West Side)
Description:	Housing Development
Start Date:	Summer 2005
Est. Cost:	Unknown
Financing Source:	Redevelopment Agency
Est. Completion Date:	Unknown

Current Status: Owner Participation letters were sent to all current property owners.

## WEST LONG BEACH INDUSTRIAL

### **Another Pallet Corporation**

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202  
Developer: Marvin Bane  
Developer Contact: Marvin Bane – (562) 437-6106  
Location: 2110 W. Cowles Street (Site E)  
Description: Pallet manufacture and repair facility (owner-occupied).  
Start Date: N/A  
Est. Cost: N/A  
Financing Source: N/A  
Est. Completion Date: N/A

**Current Status:** On January 10, 2005, the Agency Board voted to terminate the Disposition and Development Agreement with Another Pallet Corporation. The available land was re-advertised in the 2005 Request for Proposals. The developer will vacate the property in July 2005.

### **Everbright/Mainland Pacific (1515 Judson Avenue)**

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202  
Developer: Mr. Liu and Ms. Cheung  
Developer Contact: Shan Lee – (562) 692-7244  
Location: 1515 Judson Avenue (Site A1)  
Description: Purchase Agency-owned property to develop a container repair yard (owner-occupied)  
Start Date: September 2001  
Est. Cost: \$525,000  
Financing Source: Developer Funds  
Est. Completion Date: December 2006

**Current Status:** The Disposition and Development Agreement has been fully executed. Escrow for the sale of the property closed on September 11, 2003. The project was delayed as a result of a change in management at the company's headquarters in China. On August 18, 2005, the Developer submitted a letter stating that revised project plans have been submitted for plan check. The bid for construction will occur in 45 to 60 days.

## WEST LONG BEACH INDUSTRIAL (Continued)

### **Hugh Roberts Construction (2115 W. 16<sup>th</sup> Street)**

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202  
Developer: Hugh Roberts Construction, Inc.  
Developer Contact: Hugh Roberts and Kathy Roberts – (562) 590-4825  
Location: 2115 W. 16<sup>th</sup> Street (Site L)  
Description: Acquisition of 3,125 sq. ft. site for the expansion of an existing business and storage for construction equipment, with landscaping and parking.  
Start Date: September 2004  
Est. Cost: \$45,313  
Financing Source: Private  
Est. Completion Date: December 2005

Current Status: The Disposition and Development Agreement was approved by the Redevelopment Agency Board on September 13, 2004, and by the City Council on September 14, 2004. Construction will begin in June 2005.

### **Hugh Roberts Construction (2151 W. Gaylord Street)**

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202  
Developer: Hugh Roberts Construction, Inc.  
Developer Contact: Hugh Roberts and Kathy Roberts – (562) 590-4825  
Location: 2151 W. Gaylord Street (Site K)  
Description: Acquisition of 6,500 sq. ft. site for the development of a two-story industrial building and storage facility.  
Start Date: September 2003  
Est. Cost: \$78,000  
Financing Source: Private  
Est. Completion Date: July 2005

Current Status: Construction will be completed in July 2005.

## WEST LONG BEACH INDUSTRIAL (Continued)

### **J. C. Express (2001 W. Cowles Street)**

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202  
Developer: Joaquin and Maria Cruz  
Developer Contact: Joaquin and Maria Cruz – (562) 495-9646  
Location: 2001-2011 W. Cowles Street (Site B)  
Description: Purchase Agency-owned property to develop a 2,000 to 3,000 sq. ft. structure on a 16,262 sq. ft. lot to operate a freight shipping company (owner-occupied).  
Start Date: Winter 2002  
Est. Cost: \$195,144  
Financing Source: Private  
Est. Completion Date: January 2006

Current Status: Final construction plans have been completed and building permits have been issued by the Planning and Building Department. Project construction began in May 2005.

### **J.C.D.S. Properties – Sudduth Tire**

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202  
Developer: J.C.D.S. Properties  
Developer Contact: Jeanne R. Sudduth – (562) 426-5544  
Location: Northwest corner of Anaheim Street and Hayes Avenue (Site Q2)  
Description: Acquisition of 67,688 sq. ft. site for the construction of a two-story office area, shop area, and 2-story storage facility with landscaping and on-site parking.  
Start Date: Fall 2005  
Est. Cost: \$909,664 for land  
Financing Source: Private  
Est. Completion Date: 2006

Current Status: The Developer has received project approval for the construction documents from the City and has purchased the land from the Redevelopment Agency. Construction should begin in the next 60 days.

## WEST LONG BEACH INDUSTRIAL (Continued)

### **Long Beach Iron Works**

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202  
Developer: Long Beach Iron Works  
Developer Contact: Christopher Stahl – (562) 432-5451  
Location: Northern half of Site Q (south side of 14<sup>th</sup> Street, east of Hayes)  
Description: Developer proposes to build office, shop and service yard for iron works.  
Start Date: Summer 2003  
Est. Cost: \$825,000  
Financing Source: Private  
Est. Completion Date: Fall 2005

**Current Status:** The Disposition and Development Agreement has been approved and escrow closed. Construction should begin within the next few months.

### **Pacific Pallet Company (2210 W. Gaylord)**

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202  
Developer: Steve Amato and Sam Amato  
Developer Contact: Steve Amato and Sam Amato – (562) 432-4315  
Location: 2210 W. Gaylord Street (Site A2)  
Description: Purchase Agency-owned property to construct an 11,300 sq. ft. office and warehouse for a pallet manufacture and repair facility (owner-occupied).  
Start Date: Winter 2002  
Est. Cost: \$500,000  
Financing Source: Agency (\$162,000 in relocation assistance), Private (\$338,000), and Grow America Revolving Loan (175,000)  
Est. Completion Date: Spring 2005

**Current Status:** The Disposition and Development Agreement has been executed. Escrow closed on February 5, 2004. Construction is completed and the developer will complete the relocation of his business to its new location in June 2005.



## WEST LONG BEACH INDUSTRIAL (Continued)

### **Parker Diving Service**

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202  
Developer: Parker Diving Service, Inc.  
Developer Contact: Matt Peterson – (310) 833-4554  
Location: 1651-1657 Seabright Avenue (Site M)  
Description: Purchase Agency-owned property and construct a 4,600 sq. ft. office/warehouse on a 7,705 sq. ft. lot  
Start Date: March 2005  
Est. Cost: \$96,313 for land  
Financing Source: Private  
Est. Completion Date: September 2005

**Current Status:** The Project is now under construction, with completion anticipated for September 2005.

### **Smith-Co Construction**

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202  
Developer: Smith-Co Construction, Inc.  
Developer Contact: John S. Smith – (562) 434-2404  
Location: Northwest Corner of Hayes and 14<sup>th</sup> Street (Site F)  
Description: Purchase Agency-owned property to construct a two-story, 6,100 sq. ft. office and warehouse facility to be used and occupied by the construction company/owner.  
Start Date: June 2003  
Est. Cost: \$500,000  
Financing Source: Private  
Est. Completion Date: Summer 2006

**Current Status:** The Disposition and Development Agreement for the project will go to the Agency Board for approval on August 22, 2005. The City Council will hold a public hearing on August 23, 2005. The Developer has begun construction drawings and will begin construction in October 2005.

## WEST LONG BEACH INDUSTRIAL (Continued)

### **2005 Request for Proposals (RFP)**

Staff Contact:	Michael Betts, Redevelopment Bureau – (562) 570-5202
Developer:	N/A
Developer Contact:	N/A
Location:	Site E: 2110 West Cowles – 91,135 Sq. Ft. Site H: 1709 Santa Fe Avenue – 37,400 Sq. Ft.
Description:	Sale of Agency-owned properties.
Start Date:	January 31, 2005
Est. Cost:	N/A
Financing Source:	N/A
Est. Completion Date:	March 24, 2005

**Current Status:** On July 25, 2005, an Agency Board Study Session was held to review development proposals submitted by Redbarn Pet Products and Sportrux/MHT Alloys for the development of Site E (2110 West Cowles Street). On August 8, 2005, the Agency Board authorized the Executive Director to enter into an Exclusive Negotiation Agreement with Redbarn Pet Products. For the development of Site H (1709 Santa Fe Avenue), Redevelopment staff and the West Long Beach Industrial Project Area Committee support Dream Space, a potential high technology film studio. Dream Space is currently participating in a Technical Advisory Committee review scheduled for September 14, 2005.

### **Westside Storm Drain Improvement Project**

Staff Contact:	Michael Betts, Redevelopment Bureau – (562) 570-5202
Developer:	DMJM Harris / AECOM
Developer Contact:	Patrick L. Somerville – (714) 567-2501
Location:	West Long Beach Industrial Redevelopment Project Area
Description:	Completion of storm drain improvements recommended by City Public Works Department.
Start Date:	September 2005
Est. Cost:	\$6 million
Financing Source:	Westside Project Income Funds
Est. Completion Date:	Fall 2006

**Current Status:** Three firms responded to the Request for Proposals and interviews were held on June 29, 2005. DMJM Harris was recommended as the successful candidate. On August 8, 2005, the Agency Board approved an Agreement with DMJM Harris to research, design and produce construction drawings for the Westside Storm Drain Improvement Project. The proposed consultant will present the Scope of Work to the Westside Project Area Committee on September 14, 2005. DMJM Harris will also coordinate with the Public Works Department, who is making final revisions to the City of Long Beach Storm Drain Master Plan.

## WEST LONG BEACH INDUSTRIAL (Continued)

### **Snugtop Water Tower**

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202  
Developer: J.B.D. Partnership and Snugtop Custom Fiberglass Manufacturing Company  
Developer Contact: Dan Pocapalia – (562) 595-7480  
Location: 1711 Harbor Avenue  
Description: Renovation and painting the West PAC and Snugtop logos on the existing 215 ft. water tower.  
Start Date: Spring 2005  
Est. Cost: \$200,000  
Financing Source: Redevelopment Agency  
Est. Completion Date: Spring 2006

**Current Status:** On June 8, 2005, the consulting firm of Myers Houghton conducted a physical inspection of the Snugtop tower to assess it's seismic strength and its weight bearing capacity. The assessment report was received on August 15, 2005, and is being reviewed to determine if the tower is strong enough to support a scaffolding system needed in order to restore the structure.

### **Marinus Scientific (1662-1666 Seabright Avenue)**

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202  
Developer: Marinus Scientific  
Developer Contact: Darryl Delaske – (714) 222-5809  
Location: 1662-1666 Seabright Avenue  
Description: Acquisition of 9,755-square-foot site for the development of a one-story biomedical research facility.  
Start Date: Fall 2005  
Est. Cost: \$143,886  
Financing Source: Private  
Est. Completion Date: Winter 2006

**Current Status:** On July 11, 2005, the Agency Board entered into an Exclusive Negotiation Agreement with Marinus Scientific for the development of a bio-technical marine research facility at this location. The Developer is awaiting current Phase I Environmental and Title Reports in order to further refine their conceptual site plan.

## WEST LONG BEACH INDUSTRIAL (Continued)

### **PAC Design (1881 and 1891 W. 16<sup>th</sup> Street)**

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202  
Developer: PAC Design  
Developer Contact: Paul Collins – (562) 437-6311  
Location: 1881 and 1891 W. 16<sup>th</sup> Street  
Description: Acquisition of 3,862-square-foot site for the development of a two-story office and warehouse for the expansion of an existing architectural business.  
Start Date: Fall 2005  
Est. Cost: \$56,817  
Financing Source: Private  
Est. Completion Date: Winter 2006

**Current Status:** On July 11, 2005, the Agency Board entered into an Exclusive Negotiation Agreement with PAC Design for the development of a privately-owned architectural firm at this location. The Developer is awaiting current Phase I Environmental and Title Reports in order to further refine their conceptual site plan. At the request of the Developer, staff has initiated an application for a lot merger of the two parcels.

### **Redbarn Pet Products**

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202  
Developer: Redbarn Pet Products and CAL CAN, LLC  
Developer Contact: Jeff Baikie / Howard Bloxam – (562) 495-7315  
Location: 2110 West Cowles Street  
Description: Manufacturing and distribution of pet food products.  
Start Date: Summer 2006  
Est. Cost: \$3 million  
Financing Source: Private / Grow America Fund  
Est. Completion Date: Winter 2006

**Current Status:** On August 8, 2005, the Agency entered into an Exclusive Negotiation Agreement with Redbarn Pet Products. The Agency has requested current Phase 1 Environmental and Title Reports for the property and research is being conducted to identify existing oil rights and easements on the site. The Developer will continue to modify their proposed site plan and will meet with the Planning and Building Department for further direction.

## MISCELLANEOUS/CITYWIDE/NON-AGENCY

### **Douglas Park**

Staff Contact: Amy Bodek, Project Development – (562) 570-6479  
Developer: Boeing Realty Corporation  
Developer Contact: DeDe Soto – (562) 733-2171  
Location: Adjacent to north side of Long Beach Airport  
Description: 238-acre mixed-use (commercial, retail and residential) development project.  
Start Date: Fall 2005  
Est. Cost: Unknown  
Financing Source: Private  
Est. Completion Date: 2020

**Current Status:** Project components include 3.3 million square feet of commercial and industrial uses; 1,400 residential units; 400 hotel rooms; 200,000 square feet of retail and 11 acres of parks and open space. The Planning Commission certified the Environmental Impact Report (EIR) and recommended approval of the project entitlements on October 7, 2004. The City Council approved the project on December 14, 2004.

### **Long Beach Temple Lofts**

Staff Contact: Barbi Clark, Redevelopment Bureau – (562) 570-6710  
Developer: Trimark Pacific Homes  
Developer Contact: Jim O'Brien – (818) 706-9797  
Sales Information – (562) 432-1689  
Location: 835 Locust Avenue  
Description: Redevelopment of a six-story, 120,000 sq. ft. building into 82 loft units; demolish three houses for parking.  
Start Date: Under Construction  
Est. Cost: \$10-15 million  
Financing Source: Private  
Est. Completion Date: Spring 2006

**Current Status:** Construction is approximately 75% complete. The developer anticipates occupancy of the Masonic Temple building and garages on October 1, 2005, with the two towers to follow around February 1, 2006. Contracts have been signed for 36 of the 82 units.

MISCELLANEOUS/CITYWIDE/NON-AGENCY  
(Continued)

**Cal State Long Beach Research and Training Center (Smart Park)**

Staff Contact:	Seyed Jalali, Economic Development Bureau – (562) 570-3822
Developer:	Cal State Long Beach Foundation
Developer Contact:	Mo Tidemanis - (562) 985-8489
Location:	2100 & 2200 W. Pacific Coast Highway
Description:	32-acre smart tech light industrial park with 400,000 sq. ft. of space for research and development facilities, offices, light manufacturing and warehousing.
Start Date:	October 10, 2002 (Phase I)
Est. Cost:	Unknown
Financing Source:	Private
Est. Completion Date:	July 2003 (Phase I Completed)

Current Status: Phase I is now complete. The site is being marketed by Economic Development staff and Cushman Wakefield. CoStar will assist with marketing to regional venture capital firms in an effort to attract technology companies. Of the five buildings constructed in Phase I, three have been leased. Building three, totaling just over 42,700 sq. ft., has been leased by Corinthian Colleges, and they have signed a letter of intent to lease building four, which has 45,000 sq. ft. available. Building five, totaling 25,390 sq. ft., has been leased by Wartsila North America. Buildings one and two, totaling over 110,000 sq. ft., remain to be leased. After construction of Phase II, the project will include seven buildings totaling over 380,000 sq. ft. Corinthian College has indicated a desire to lease additional space when Phase II becomes available.